002.0	0002	0001.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	887,800	/	887,800
USE VALUE:	887,800	/	887,800
ASSESSED:	887,800	/	887,800

PROPERTY LOCATION

No	Alt No	Direction/Street/City
74	-76	MAGNOLIA ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	PEPPER ANNE L
Owner 2:	
Owner 3:	
Street 1:	76 MAGNOLIA ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA
Cntry	
Own Occ:	Y
Postal:	02474
Type:	

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	
Cntry	
Postal:	

NARRATIVE DESCRIPTION

This parcel contains .085 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1922, having primarily Vinyl Exterior and 2475 Square Feet, with 3 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 10 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	3721.000	457,600	4,900	425,300	887,800
Total Card	0.085	457,600	4,900	425,300	887,800
Total Parcel	0.085	457,600	4,900	425,300	887,800

Source: Market Adj Cost | Total Value per SQ unit /Card: 358.71 | /Parcel: 358.71

Legal Description

Entered Lot Size

Total Land:

Land Unit Type:

User Acct	1438
GIS Ref	
GIS Ref	
Insp Date	08/26/17

!143!

PREVIOUS ASSESSMENT

Parcel ID: 002.0-0002-0001.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	104	FV	457,600	4900	3,721.	425,300	887,800		Year end	12/23/2021
2021	104	FV	436,600	4900	3,721.	425,300	866,800		Year End Roll	12/10/2020
2020	104	FV	436,700	4900	3,721.	425,300	866,900	866,900	Year End Roll	12/18/2019
2019	104	FV	340,000	4900	3,721.	451,900	796,800	796,800	Year End Roll	1/3/2019
2018	104	FV	340,000	4900	3,721.	329,600	674,500	674,500	Year End Roll	12/20/2017
2017	104	FV	318,700	4900	3,721.	287,100	610,700	610,700	Year End Roll	1/3/2017
2016	104	FV	318,700	4900	3,721.	244,500	568,100	568,100	Year End	1/4/2016
2015	104	FV	283,700	4900	3,721.	239,200	527,800	527,800	Year End Roll	12/11/2014

PRINT

Date	Time
12/29/21	18:04:03

LAST REV

Date	Time
12/11/19	10:41:10
danam	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 143

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
KING GREGORY P/	1156-137		6/5/1996		240,000	No	No	Y	

USER DEFINED

Prior Id # 1:	1438
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/19/2019	909	Insulate	2,800	C				
4/17/2019	518	New Wind	7,690	C				
4/4/2013	482	Manual	4,802	C				
3/4/2011	116	Manual	5,800					BLOWN CELLULOSE
3/17/2010	184	New Wind	8,193					REPLACE 7 WINDOWS
3/28/2003	203	Re-Roof	6,200					
6/10/1996	239		2,000					REMODEL BATH/CABIN

ACTIVITY INFORMATION

Date	Result	By	Name
8/26/2017	MEAS&NOTICE	HS	Hanne S
6/12/2013	Info Fm Prmt	EMK	Ellen K
2/2/2009	Meas/Inspect	189	PATRIOT
9/22/1999	Meas/Inspect	243	PATRIOT
8/25/1993		MF	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		3721		Sq. Ft.	Site		0	80.	1.43	1									425,304						425,300	

Total AC/HA: 0.08542 | Total SF/SM: 3721 | Parcel LUC: 104 | Two Family | Prime NB Desc ARLINGTON | Total: 425,304 | Spl Credit | Total: 425,300

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	3	Total:	3
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GREEN		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1922	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G12	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	2	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV	- Average	31. %
Functional:			%
Economic:			%
Special:			%
Override:			%
Total:			31 %

CALC SUMMARY

Basic $ / SQ:	180.00
Size Adj.:	1.12727273
Const Adj.:	0.98990101
Adj $ / SQ:	200.860
Other Features:	103500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	663169
Depreciation:	205582
Depreciated Total:	457587

COMMENTS

PORCH IS SINKING.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	2

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	10	BRs:	4	Baths:	2	HB	

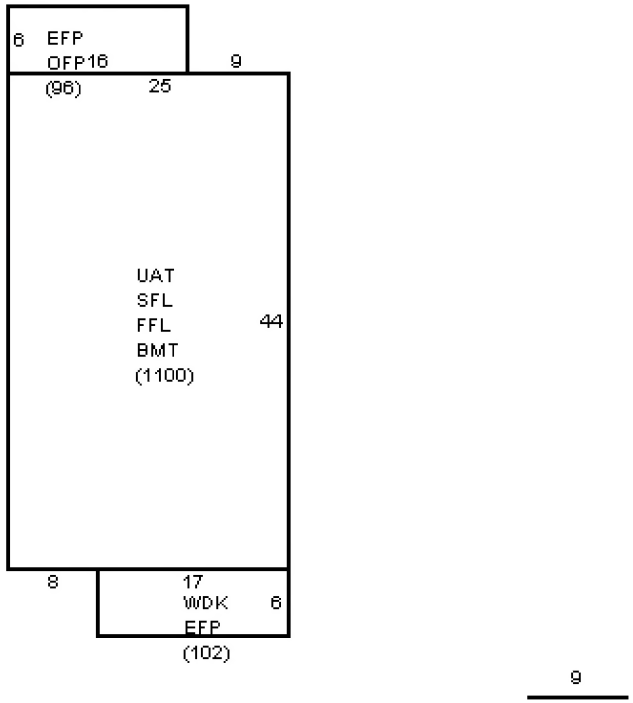
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
2	5	2	
Totals			
2	10	4	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	200.86
Special Features:	0	Val/Su Net:	115.24
Final Total:	457600	Val/Su SzAd	208.00

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,100	60.260	66,284
FFL	First Floor	1,100	200.860	220,946
SFL	Second Floor	1,100	200.860	220,946
UAT	Upper Attic	275	140.600	38,666
EFP	Enclos Porch	198	40.560	8,031
WDK	Deck	102	15.640	1,596
OFP	Open Porch	96	33.350	3,201
	Net Sketched Area:	3,971	Total:	559,670
Size Ad	2200	Gross Area	4796	FinArea 2475

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
UAT	100	FLA	100		

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 002.0-0002-0001.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	19X20	A	AV	1922	21.58	T	40	104			4,900			4,900

More:	N	Total Yard Items:	4,900	Total Special Featues:		Total:	4,900

IMAGE

AssessPro Patriot Properties, Inc